

SNAPSHOT of HOME Program Performance--As of 06/30/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Memphis

State: TN

PJ's Total HOME Allocation Received: \$82,456,491

PJ's Size Grouping*: A

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	A	Overall
Program Progress:			PJs in State:	8			
% of Funds Committed	92.92 %	93.32 %	4	93.41 %	42		41
% of Funds Disbursed	80.94 %	84.26 %	7	84.68 %	29		26
Leveraging Ratio for Rental Activities	1.47	1.68	3	4.72	9		22
% of Completed Rental Disbursements to All Rental Commitments***	75.56 %	83.41 %	7	80.76 %	25		20
% of Completed CHDO Disbursements to All CHDO Reservations***	81.20 %	76.78 %	1	68.18 %	82		69
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	91.18 %	65.56 %	3	80.32 %	85		74
% of 0-30% AMI Renters to All Renters***	67.20 %	45.71 %	2	45.16 %	93		84
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	94.36 %	71.15 %	6	95.04 %	25		26
Overall Ranking:			In State:	2 / 8	Nationally:	47	51
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$21,156	\$13,730		\$26,037	567	Units	17.00 %
Homebuyer Unit	\$11,262	\$12,452		\$14,755	1,708	Units	51.10 %
Homeowner-Rehab Unit	\$24,472	\$24,670		\$20,487	773	Units	23.10 %
TBRA Unit	\$11,377	\$11,227		\$3,225	297	Units	8.90 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Memphis TN

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$45,843	\$38,366	\$28,794
State:*	\$41,564	\$70,469	\$32,351
National:**	\$92,323	\$73,745	\$23,292

CHDO Operating Expenses:
(% of allocation)

PJ:	3.8 %
National Avg:	1.1 %

R.S. Means Cost Index: 0.83

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	10.3	5.9	1.6	14.5	Single/Non-Elderly:	57.8	23.0	13.7	57.2
Black/African American:	89.3	93.0	98.2	84.5	Elderly:	17.8	35.7	63.1	1.0
Asian:	0.0	0.1	0.0	0.0	Related/Single Parent:	14.8	27.9	15.9	38.4
American Indian/Alaska Native:	0.2	0.1	0.0	1.0	Related/Two Parent:	0.9	8.8	6.1	2.4
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	8.8	4.6	1.2	1.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.1	0.0	0.0					
Black/African American and White:	0.0	0.1	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.1	0.0	0.0					
Asian/Pacific Islander:	0.0	0.2	0.0	0.0					
ETHNICITY:									
Hispanic	0.2	0.4	0.3	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	53.3	18.5	41.3	34.7	Section 8:	24.1	0.1 [#]		
2 Persons:	31.2	45.5	28.5	17.2	HOME TBRA:	9.2			
3 Persons:	9.3	18.6	14.4	16.2	Other:	29.5			
4 Persons:	2.4	9.8	7.0	15.5	No Assistance:	37.2			
5 Persons:	2.2	5.1	4.4	8.8					
6 Persons:	1.1	1.8	1.8	4.4					
7 Persons:	0.2	0.5	1.0	2.0					
8 or more Persons:	0.2	0.2	1.6	1.3					
					# of Section 504 Compliant Units / Completed Units Since 2001			226	

* The State average includes all local and the State PJs within that state

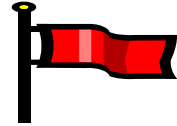
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Memphis State: TN Group Rank: 47
(Percentile)
State Rank: 2 / 8 PJs Overall Rank: 51
(Percentile)
Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.37%	75.56	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 49.28%	81.2	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	91.18	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.81%	94.36	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.070	3.34	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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